



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: March 1, 2022
Placement: Departmental
Estimated Time: 1 hr on March 1, 2022
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Lisa Plowman, Director, Planning and Development
Director(s) (805) 568-2086
Contact Info: Travis Seawards, Deputy Director, Planning and Development
(805) 568-6559
SUBJECT: Galileo Pisa, LLC Apartments Project
General Plan Amendment 19GPA-00000-00003, Rezone 19RZN-00000-00002,
Development Plan 19DVP-00000-00039, Second Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

On February 15, 2022, set a hearing for March 1, 2022, to consider the recommendations of the County Planning Commission to approve the Galileo Pisa, LLC Apartments Project (Case Nos. 19GPA-00000-00003, 19RZN-00000-00002, and 19DVP-00000-00039).

On March 1, 2022, follow the recommendations of the County Planning Commission, your Board's action should include the following:

- a. Make the required findings for approval of the project, Case Nos. 19GPA-00000-00003, 19RZN-00000-00002, and 19DVP-00000-00039, as specified in Attachment 1, Findings for Approval including California Environmental Quality Act findings;
- b. Adopt the Mitigated Negative Declaration, Case No. 21NGD-00000-00001, and adopt the mitigation monitoring program as specified in Attachment 2, Conditions of Approval;
- c. Adopt a Resolution amending the Comprehensive Plan Map, Case No. 19GPA-00000-00003, and revising the Eastern Goleta Valley Community Plan Land Use Designation Map to change the land use designation of APN 069-160-051 from General Commercial to Residential with a corresponding density of 20 units per acre (Res-20) as specified in Attachment 3;

- d. Adopt an Ordinance Amendment to rezone APN 069-160-051, Case No. 19RZN-00000-00002, from Retail Commercial (C-2) to Design Residential with a corresponding density of 20 units per acre (DR-20) as specified in Attachment 4; and
- e. Approve the Development Plan, Case No. 19DVP-00000-00039, subject to the conditions of approval included in Attachment 2, Conditions of Approval.

Summary Text:

The proposed Galileo Pisa, LLC Apartments development project consists of the construction of a new, 27-unit apartment building with three detached covered carports, two trash enclosures, 60 vehicle parking spaces, and 54 bicycle parking spaces where a remnant avocado orchard currently exists. The apartment building will total 27,723 gross square feet with a maximum height of 36 feet. The units will be available as market rate rental apartments. The project is exempt from providing affordable units pursuant to the Inclusionary Housing program since it is a 100% rental project. The project's unit density (16.7 units/acre) is consistent with the DR-20 Zone District, which allows for a maximum of 32 units on the 1.62-acre project site (up to 20 units per acre). The project site's larger parcel, APN 069-525-022 (1.51 acres), is already zoned DR-20, a change that occurred with adoption of the Eastern Goleta Valley Community Plan. The proposed Rezone and Comprehensive Plan Map Amendment will convert a small adjacent parcel, APN 069-160-051 (0.11 acres), from a Commercial zoning and land use designation to Design Residential with a corresponding density of 20 units per acre. The two parcels comprising the project site will be voluntarily merged prior to Zoning Clearance issuance.

The project will blend into the existing visual character of the area given that it is located in a narrow commercial corridor sited between Highway 101 to the south and the North Patterson residential neighborhood to the north. Access will be provided via Calle Real and has been aligned with the existing Orchard Park Neighborhood median divide consistent with the Department of Public Works design requirements. The project is located on a flat lot in an urban neighborhood with no biological, geological, or hydrological constraints. The project is consistent with visual resource policies, the Vehicle Miles Traveled (VMT) transportation impact is less than significant, and Level of Service (LOS) standard C will be maintained for adjacent roadways and intersections. The project design recognizes the lack of street parking in the project's vicinity (i.e., no parking along Patterson Avenue and Calle Real) and therefore provides two parking spaces per unit and one guest parking space for every five units, which exceeds the applicable parking standard of one parking space per unit and one guest parking space for every five units. A Remedial Action Plan is required to excavate and remove approximately 800-1,500 cubic yards of contaminated soil due to the site's historical agricultural use.

At the Planning Commission hearing of December 1, 2021, wherein the Planning Commission voted 5-0 to recommend your Board approve the project, the Planning Commission's motion included a recommendation that your Board consider the installation of a crosswalk across Calle Real at the vehicular entrance to the project site. The County's Traffic Engineer and Department of Public Works do not recommend the installation of a crosswalk at this location given that County policy and warrants are not met. The following analysis is included to inform your Board's consideration of this issue.

County policy does not support the installation of a crosswalk when a signalized intersection is nearby and low pedestrian traffic is expected. County policy recommends the installation of a crosswalk when pedestrian traffic volume meets or exceeds 20 pedestrians per hour for two hours or 40 pedestrians in one

hour and the identified crossing location is not within 600 feet of an existing controlled crosswalk. The 27 two-bedroom residential units proposed will not generate sufficient pedestrian traffic to satisfy the applicable volume threshold. Additionally, the crosswalk would be located fewer than 600 feet away from the existing signalized crosswalk at the Calle Real / Patterson Avenue intersection and pedestrian access will be provided from the site to Patterson Avenue to allow convenient use of the existing signalized crosswalk. Calle Real consists of four lanes in this location, with a raised median, 45 MPH speed limit, and approximately 15,000 vehicles traveled per day. Based on these statistics and the proposed crosswalk's location at an uncontrolled midblock crossing, the Federal Highway Administration Guidance recommends a Pedestrian Hybrid Beacon would be the appropriate crosswalk type to remove any judgment from motorists and require a complete stop of vehicles via a red signal indicator. The anticipated cost of a Pedestrian Hybrid Beacon is approximately \$400,000, with ongoing maintenance costs to be incurred by the County. In addition to the County's policies and warrants not being met, the County's Traffic Engineer has voiced concern that drivers would not expect a midblock crossing at this location, which may result in additional road hazards due to the proximity to the existing intersection and curvature of Calle Real in this location.

Background:

Application Timeline

This development application was submitted on December 12, 2019 and deemed complete on November 5, 2020. The project's Mitigated Negative Declaration (MND) was circulated for public review and comment from May to June 2021. At the Planning Commission public hearing of December 1, 2021, the Commission voted 5-0 to recommend that the Board approve the proposed project with instruction to study the incorporation of a crosswalk into the project. A copy of the Planning Commission's Staff Report and Action Letter are included as Attachments 8 and 9 of this Board Agenda Letter, respectively.

Project Site

The project site consists of two parcels totaling 1.62 acres, situated on the southwest corner of Calle Real and Patterson Avenue, located at 5317 Calle Real. Assessor's Parcel Number 069-525-022 is a flat 1.51-acre parcel zoned DR-20 that contains a remnant avocado orchard. Assessor's Parcel Number 069-160-051 is 0.11 acres, zoned C-2, undeveloped, and sits approximately 10 feet above the grade of APN 069-525-022. A former Mobil Oil service station was located on APN 069-160-051 and other adjacent parcels from approximately 1967 through 2002. The service station became non-operative in the 1990s and in 2005, the adjacent parcels were redeveloped to the Patterson Plus Self-Storage facility leaving APN 069-160-051 vacant. Assessor's Parcel Number 069-160-051 has been previously remediated through the Leaking Underground Storage Tank (LUST) program and is considered unusable as an individual parcel due to its small size and lack of access.

The project site is considered urban infill due to its surrounding built-up urban uses. Calle Real and single-family residential development (DR-3.3 and 8-R-1) border the project site to the north. Patterson Avenue borders the parcel to the east. A recently approved affordable housing development and Patterson 101 Self-Storage is located further east beyond Patterson Avenue (both zoned C-2). Patterson Plus Self-Storage (zoned C-2) borders the project site to the south and beyond the self-storage facility is Highway 101.

Project Description

The project consists of the following components:

- Comprehensive Plan Map Amendment to change the land use designation of APN 069-160-051 (0.11 acres) from General Commercial to Residential with a corresponding density of 20 units per acre (Res-20);
- Rezone to change APN 069-160-051 (0.11 acres) from Retail Commercial (C-2) to Design Residential (DR) with a corresponding density of 20 units per acre (DR-20); and
- Final Development Plan to allow construction of a 27-rental-unit apartment building, totaling 27,723 gross square feet and with a maximum height of 36 feet, along with associated site improvements including three detached approximately 10'-5" tall carport structures, two trash enclosures of approximately 120 square feet each, 28,673 square feet of common open space, 60 parking spaces, and 54 covered bicycle parking spaces. Site paving will total 12,716 square feet, hardscaping will total 9,964 square feet, and landscaping will total 12,874 square feet.

Nine single story, first-floor units are proposed that will each total 888 net square feet and contain two bedrooms and one bathroom. In addition, 18 two-story units comprising the 2nd and 3rd floors of the apartment building will each total 914 net square feet and contain two bedrooms and one and a half baths. Sixty standard-sized vehicle parking spaces are proposed, including 27 covered spaces, 6 guest spaces, two electric vehicle-charging spaces, and two handicap accessible spaces. Grading includes approximately 2,870 cubic yards of cut and 3,070 cubic yards of fill, including approximately 800-1,500 cubic yards of export and 1,000-1,500 cubic yards of import necessary for soil remediation. No native trees are proposed for removal; 42 producing, 34 failing, and 29 dead avocado trees (105 total) are proposed for removal. The parcel will be served by the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, and County Sheriff. Access will be provided via Calle Real. The property is currently two separate parcels, APN 069-160-051 (0.11 acres) zoned C-2 and APN 069-525-022 (1.51 acres) zoned DR-20. The two parcels will be voluntarily merged by the applicant prior to Zoning Clearance issuance.

Required Project Approvals

The project requires the following approvals:

1. Comprehensive Plan Map Amendment and Rezone: An application for an Amendment to the Zoning Code or Comprehensive Plan shall accompany any development that is inconsistent with the use and/or density requirements of the Development Code, the County Zoning Map or the Comprehensive Plan pursuant to Land Use and Development Code (LUDC) Section 35.104.040. LUDC Sections 35.80.020 and 35-104 identifies the procedures for approving Amendments, including Amendments to the Comprehensive Plan Maps (GPA case types) and amendments to County Zoning Maps (RZN case types).
2. Development Plan: A Development Plan is required for multifamily development within the DR zone pursuant to LUDC Section 35.23.030.C.2.

Comprehensive Plan and Land Use and Development Code Consistency

The project is consistent with all applicable Comprehensive Plan policies, including the Eastern Goleta Valley Community Plan, as well as the DR Zone District standards per the County Land Use & Development Code. Following the approval of the rezone of APN 069-160-051 to DR-20, the project will comply with the purpose and intent of the DR Zone District, which is to ensure comprehensively planned and well-designed residential development, and also meets zoning standards related to height, setbacks, parking, common open space, and density. The project is consistent with applicable policy requirements by providing multifamily housing on an urban infill lot; there are no habitat or natural resource impacts; the project will be adequately served by public services; construction best practices regarding grading,

stormwater control, noise, and air quality will be implemented during construction; the project is compatible with surrounding development and will largely preserve views of the Santa Ynez Mountain Range; and the project is consistent with applicable transportation policies by maintaining the existing Level of Service at nearby intersections. A comprehensive policy and zoning analysis is included in Sections 6.2 and 6.3 of the County Planning Commission staff report dated November 24, 2021, included herein as Attachment 8.

Environmental Review

A MND (Case No. 21NGD-00000-00001, available at <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyrddhu3dgkqy/folder/150393217822>), was prepared for the proposed project. The Draft MND was circulated for public review and comment from May 24, 2021 to June 23, 2021. Sixteen comment letters and emails were submitted during the public review period. The comment letters are included as Exhibit 17 to the Final MND. The Final MND found potentially significant but mitigable impacts in the following issue areas: Aesthetics/Visual resources, Air Quality, Cultural Resources, Geologic Resources, Hazardous Materials, Land Use, Noise, Public Facilities, and Water Resources/Flooding. No significant unavoidable impacts were identified.

Fiscal and Facilities Impacts:

Budgeted: Yes. The costs to process the project were borne by the applicant through the payment of processing fees. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-301 of the County of Santa Barbara Fiscal Year 2021-22 adopted budget.

Special Instructions:

Planning & Development shall publish a legal notice in the *Santa Barbara Newspress* at least 10 days prior to the hearing on March 1, 2022. The Clerk of the Board shall fulfill mailed noticing requirements at least 10 days before the scheduled hearing. Clerk of the Board shall forward a copy of the notice and proof of mailing to the Planning and Development Department, Attention: Sean Stewart.

The Clerk of the Board shall provide a copy of the executed Resolution and Ordinance Amendment, and Board Minute Order to the Planning and Development Department, Hearing Support, Attention: David Villalobos. A second Board Minute Order of the hearing shall be forwarded to the Planning and Development Department, Attention: Sean Stewart.

Attachments:

1. Findings for Approval
2. Conditions of Approval Including Departmental Condition Letters
3. Board Resolution for Approval of Comprehensive Plan Map Amendment with Exhibit
4. Planning Commission Resolution No. 21-13 for Approval of Amendment to the Comprehensive Plan to revise the Eastern Goleta Valley Community Plan Land Use Designation Map
5. Rezone Ordinance with Exhibit
6. Planning Commission Resolution No. 21-14 for Rezone Approval

7. Final Mitigated Negative Declaration dated December 1, 2021 (Link: <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/150393217822>)
8. County Planning Commission Staff Report dated November 24, 2021 (Link: <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/150393824501>)
9. County Planning Commission Action Letter dated December 1, 2021
10. Project Site Plans
11. County Planning Commission Comment Letters (Link: <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/150393824501>)

Authored by:

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